

**Lawyers Title Insurance Corporation**



**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

- 1. Effective Date: August 21, 2006 @ 08:00 AM File No.: 85433
  
- 2. Policy or policies to be issued:
  - (a) ALTA Own. Policy (10/17/92) Amount: \$  
 Proposed Insured:  
 To Be Determined
  
  - (b) ALTA Loan Policy (10/17/92) Amount: \$  
 Proposed Insured:
  
- 3. Title to the Fee Simple estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:  
 Jewell D. Branton and Hugh Leon Lewis
  
- 4. The land referred to in this Commitment is described as follows:  
 See Exhibit "A" attached hereto.

Countersigned:  
TENNESSEE VALLEY TITLE INSURANCE CO.

By: Tracey J. McMillan  
Tracey J. McMillan

Tennessee Valley Title Insurance Co.  
1500 First Tennessee Plaza  
Knoxville, TN 37929

Commitment No.: 85433  
Schedule A

This commitment is invalid unless the  
Insuring Provisions and Schedules A and B  
are attached.

## SCHEDULE B - SECTION I REQUIREMENTS

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Payment of all premiums and charges for policies, endorsement and services.
3. Furnish a properly executed Owner's Affidavit on attached form.
4. Furnish an accurate, current survey and surveyor's inspection report on attached form.
5. Obtain Order from the court appointing Carol Silvey as Conservator for the Estate of Jewell I. Branton.
6. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:
  - a. Properly executed Deed from Hugh Leon Lewis, and Carol Silvey, Conservator for the Estate of Jewell I. Branton, vesting fee simple title in purchaser to be named.

NOTE: 2005 Blount County taxes in the amount of \$667.00 have been paid.  
CLT #012O-020.

Commitment No.: 85433  
Schedule B - Section I

Valid only if Insuring Provisions and  
Schedules A and B are attached

## SCHEDULE B - SECTION II EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. The dower, curtesy, homestead, community property, or other statutory marital rights, if any, of the spouse of any individual insured.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: Upon receipt of satisfactory Owner's Affidavit as required under Schedule B - Section 1, Items 3 and 6 hereinabove may be amended and/or deleted.

NOTE: Upon receipt of satisfactory survey and surveyor's inspection report as required under Schedule B - Section 1, Items 4 and 5 hereinabove may be amended and/or deleted.

7. Taxes for the year 2006, a lien, but not yet due or payable, and all taxes for subsequent years.
8. Covenants and restrictions filed of record Miscellaneous Book 61, page 356, in the office of the Blount County Register of Deeds, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
9. Matters depicted or disclosed by map of record in Map File 717A, in the office of the Blount County Register of Deeds.

Commitment No.: 85433  
SCHEDULE B - SECTION II

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**EXHIBIT "A"**

SITUATED in the Thirteenth (13th) Civil District of Blount County, Tennessee, being all of Lot No. 63, in Section 4, of Bay View South Subdivision, as shown by map of record in Plat File 717-A, in the Register's Office for Blount County, Tennessee, to which specific reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Jewell I. Branton and Hugh Leon Lewis, by deed from Jewell I. Branton, dated April 2, 1993, of record in Deed Book 548, page 284, in the Blount County Register's Office.

Commitment No.: 85433

Exhibit A

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Schedules A and B are attached